



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष १०, अंक २६]

गुरूवार, जुलै ४, २०२४/आषाढ १३, शके १९४६

[पृष्ठ ७, किंमत : रुपये ४.००

असाधारण क्रमांक ४६

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २७ जून २०२४

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२२/१८१८/प्र.क्र.१७९/२०२२/कलम ३७(१कक) व कलम २०(३)/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका व काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर) (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/वियो. व प्रायो./कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली असून ती, दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, केंद्र शासनाच्या गृहनिर्माण व शहरी मंत्रालय विभागाने जारी केलेल्या addendum to model building Bye-Laws 2016 या विनियमांचा अंतर्भाव राज्यांच्या विकास नियंत्रण नियमावलीमध्ये करण्यात यावा, अशी विनंती भारत सरकारच्या दूरसंचार विभागाने दि.३१.०८.२०२२ रोजीच्या पत्राद्वारे राज्य शासनास केलेली आहे;

आणि ज्याअर्थी, केंद्र शासनाचे मार्गदर्शक सूचनांची सुयोग्य अंमलबजावणी व्हावी या दृष्टीकोनातून, तसेच सार्वजनिक हिताच्या दृष्टीने या सूचनेसोबतच्या परिशिष्ट-अ मध्ये नमूद केल्याप्रमाणे केंद्र शासनाच्या गृहनिर्माण व शहरी मंत्रालय विभागाने जारी केलेल्या addendum to model building Bye-Laws 2016 या विनियमांचा अंतर्भाव करणेकरिता उक्त नियमावलीमध्ये नव्याने तरतूद समाविष्ट करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख "उक्त प्रस्तावित फेरबदल" असा करण्यात आलेला आहे) असे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१अअ) व कलम २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना/हरकती मागविण्यासाठी शासन ही सूचना प्रसिद्ध करित आहे. उक्त प्रस्तावित फेरबदलावरील कोणत्याही सूचना/हरकती, ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगररचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगररचना यांना प्राप्त सूचना/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी प्राधिकृत करण्यात येत आहे.

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

१. सर्व विभागीय महसूल आयुक्त, कोकण/पुणे/नाशिक/नागपूर/अमरावती/ छत्रपती संभाजीनगर विभाग.
२. सर्व विभागीय सहसंचालक, नगररचना, कोकण/पुणे/नाशिक/नागपूर/अमरावती/ छत्रपती संभाजीनगर विभाग.
३. सर्व जिल्हाधिकारी.
४. आयुक्त, सर्व संबंधित महानगरपालिका. (बृहन्मुंबई महानगरपालिका वगळता)
५. महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे/सर्व विशेष नियोजन प्राधिकरणे.
६. सर्व नवनगर विकास प्राधिकरणे.
७. व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई ४०० ४१६.
८. मुख्य कार्यकारी अधिकारी, पिंपरी चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे.
९. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि., मुंबई.
१०. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई.
११. मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
१२. मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
१३. मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

परिशिष्ट-अ

**सूचना क्र. टिपीएस-१८१८/प्र.क्र.१७९/२३/कलम ३७(१कक) व कलम २०(३)/नवि-१३,
दिनांक २७.०६.२०२४ सोबतचे सहपत्र**

The following New Regulation No.-15.5 is proposed to be added as follows -

New Regulation No.15.5 -General Guidelines to Owners / Developers / Architects for planning regarding In-Building Solutions-Digital Communication Infrastructure –

Architects / Developer & Planning Authority Officer approving the plans shall ensure that the following provisions are incorporated in the building plans -

a) Plan for creation of Common Telecommunication Infrastructure including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter / intra connectivity access to the building with distribution network.

b) In Building Solutions In Built Solutions (IBS) - Installation spaces: area for rooms or systems should be provided as given below: -

(I) Telecom Room Space for the building with built-up area more than 465 sq.mt.

S r . No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m.)
1	Upto 465 sq.mt	3.0 m. X 2.4 m.
2	465 sq.mt to 930 sq.mt	3.0 m. X 3.4 m.
3	More than 930.0 sq.mt	Additional Telecom Room required with same space norms

(II) Telecom Room Space requirements for the smaller building with built-up area less than 465 sq.mt.

S r . No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m.)
1	Upto 93.0 sq.mt	Wall cabinets, Self contained enclosed cabinets
2	93.0 sq.mt. to 465.0 sq.mt.	i) Shallow Room - 0.6 m. x 2.6 m. ii) Walk - in Room 1.3 m. x 1.3 m

(III) In Building Solutions In Built Solutions (IBS) -installation spaces, so provided, should be :

- It should not susceptible to flooding
- It should not exposed to water, moisture, fumes, gases or dust
- It should be able to with stand designed equipment load (to be specified in design)
- It should be located away from any vibrations to avoid dislocation / dislodgement

c) At Layout Level -

The placement and sequence of above-and below-ground utilities at the appropriate location in the right-of-way to be ensured for unconstrained movement as well as easy access for maintenance. Empty pipes (large size Hume pipes / HDPE pipes) should be laid before planting trees in order to accommodate additional Infrastructure.

d) Design criteria and standards utilities should meet the following criteria :

Telecommunication cables should ideally be placed below the parking area or service lane, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the right-of-way. Telecom boxes should be placed in easements just off the right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables have to be located in the pedestrian path, a space of at least 2.0 m. should be maintained for the through movement of pedestrians. Telecom boxes should never constrain the width of a Cycle Track.

e) While preparing the building plans, properly demarcated sections within buildings and on rooftops for housing Broad Band / digital connectivity infrastructure / antenna shall be shown on plans.

f) The layout plans should clearly indicate the telecom as Utility Infrastructure lines.

g) While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit.

A complete Service Plan for In Building Solutions (IBS) -Infrastructure along with required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)

h) Occupancy / Building Completion certificate to a building to be granted only after ensuring that the Common Telecommunication Infrastructure as per the prescribed standards is in place.

i) Visit from Department of Telecom (DOT) / TRAI officials along-with joint inspection with Telecom Service Providers (TSPs) who may suggest any relevant modification in the plan may be arranged, if required by Planning Authorities.

j) For any other necessary detailing of building components and service installations w.r.t. Common Telecom / Digital Connectivity Infrastructure, Architects / Developers and other service consultants involved in preparing building and service drawings may refer Part 8 - Section 6 : Information and communication Enabled Installations of Volume 2 of the National Building Code, 2016 and the norms of Department of Telecommunication / Information Technology or concerned Department of the Central / State Government, if any.

ही सूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

डॉ. प्रतिभा भदोणे,
शासनाच्या सहसचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 27th June 2024

Notice

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1822/1818/CR.179/2022/Sec.37(1AA) & Sec.20(3)/UD-13.—And Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as “the said Regulations”) for the state except Municipal Corporation of Greater Mumbai, & some Planning Authorities under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as “the said Act”) *vide* Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA) (c) & sec. 20(4)/UD-13, dated 02/12/2020;

And whereas, Department of Telecommunication of Central Government of India, *vide* there letter dt.31.08.2022 has requested State Government to incorporate the addendum to Model Building Bye-Laws 2016 issued by the Ministry of Housing and Urban Affairs into the State Building Bye-Laws;

And whereas, for the larger Public Interest and for the proper implementation of the Central Government guidelines. The State Government is of the opinion, it is necessary to include a new provision of the addendum to Model Building Bye-Laws 2016 issued by the Ministry of Housing and Urban Affairs in the said Regulations to as mentioned in Schedule -A appended with this notice (hereinafter referred to as “the said Proposed Modification”).

Now therefore, in exercise of the powers conferred under section 37(1AA) and 20(3) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a notice for inviting suggestions/objections from general public in respect to the said modification. Any objections/suggestions upon the said proposed modification shall be forwarded, before the expiry of one month from the date of publication of this notice in *Maharashtra Government Gazette*, to the concerned Divisional Joint Director of Town Planning who is hereby authorised as an Officer to hear objections/suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.

This notice is kept for inspection to the general public in the following offices for the period of one month on all working days.

1. The Divisional Revenue Commissioner, Konkan / Pune/Nashik / Nagpur / Amravati / Chhatrapati Sambhaji Nagar, Division.
2. The Divisional Joint Director of Town Planning, Konkan / Pune/Nashik / Nagpur / Amravati / Aurangabad.
3. The Collectors, All Districts
4. The Commissioners All concerned Municipal Corporations. (Except Brihanmumbai Municipal Corporation)
5. The Metropolitan Commissioners, All Metropolitan Regions Developments Authorities / All Special Planning Authorities.
6. All New Town Development Authorities
7. Office of the Managing Director, CIDCO, CIDCO Bhavan, Belapur, Navi Mumbai -400 416.
8. The Chief Executive Officer, Pimpri-Chinchwad, New Town Development Authority Nigadi Pune.
9. Office of the Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd., 8th Floor, World Trade Centre, Mumbai-5
10. Office of the Vice Chairman and Managing Director, Maharashtra State Road Development Corporation, Mumbai.
11. The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur
12. The Chief Executive Officer. All Zilla Parishad.
13. The Chief Officers, All Municipal Councils/ Nagar Panchayat.

Schedule-A**Accompaniment of Notice No.TPS-1822/1818/CR.179/2022/Sec.37(1AA) & Sec.20(3)/UD-13,
dt.27.06.2024**

The following New Regulation No.-15.5 is proposed to be added as follows -

New Regulation No.15.5 -General Guidelines to Owners / Developers / Architects for planning regarding In-Building Solutions-Digital Communication Infrastructure –

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j) For any other necessary detailing of building components and service installations w.r.t. Common Telecom / Digital Connectivity Infrastructure, Architects / Developers and other service consultants involved in preparing building and service drawings may refer Part 8 - Section 6 : Information and communication Enabled Installations of Volume 2 of the National Building Code, 2016 and the norms of Department of Telecommunication / Information Technology or concerned Department of the Central / State Government, if any.

This notice is also available on the Government website www.maharashtra.gov.in (Acts/ Rules)

By the order and in the name of the Governor of Maharashtra,

DR. PRATIBHA BHADANE,
Joint Secretary to Government.